

056.A

0003

0009.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

249,900 / 249,900

USE VALUE:

249,900 / 249,900

ASSESSED:

249,900 / 249,900



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
3		OLD COLONY LN, ARLINGTON

## OWNERSHIP

Unit #: 9

Owner 1:	OLD COLONY REALTY PARTNERS LLC
Owner 2:	
Owner 3:	

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6039																

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
102		0.000	249,900			249,900				

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 3.													
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																
Foundation: 3	- BrickorStone			A 3QBth: 1	Rating:																
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average																
Prime Wall: 7	- Brick			A HBth: 1	Rating:																
Sec Wall: 1	%			OthrFix: 1	Rating:																
Roof Struct: 2	- Hip			<b>OTHER FEATURES</b>																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1													
Color: BRICK				A Kits: 1	Rating:																
View / Desir: N	- NONE			Fpl: 0	Rating: Average																
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:																
Grade: C	- Average			<b>CONDOS INFORMATION</b>				Level FY LR DR D K FR RR BR FB HB L O Other Upper Lvl 2 Lvl 1 Lower													
Year Blt: 1965	Eff Yr Blt:			Location: F	- Front																
Alt LUC:	Alt %:			Total Units: 1																	
Jurisdct:	Fact: .			Floor: 3	- 3rd Floor																
Const Mod:				% Own: 0.552500010																	
Lump Sum Adj:				Name: 24 - 6039																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>								<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: AV	- Average							30. %	Exterior:	No Unit	RMS	BRS	FL				
Prim Int Wall: 2	- Plaster			Functional:					Interior:	1	4	2	0								
Sec Int Wall: 1	%			Economic:					Additions:												
Partition: T	- Typical			Special:					Kitchen:												
Prim Floors: 4	- Carpet			Override:					Baths:												
Sec Floors: 1	%			Total: 30.6	%				Plumbing:												
Bsmnt Flr:				<b>CALC SUMMARY</b>					Electric:												
Subfloor:				Basic \$ / SQ: 320.00	<b>COMPARABLE SALES</b>				Heating:												
Bsmnt Gar:				Size Adj.: 1.32191777					General:												
Electric: 3	- Typical			Const Adj.: 1.06018400					<b>Totals</b>												
Insulation: 2	- Typical			Adj \$ / SQ: 448.472					1	4	2										
Int vs Ext: S				Other Features: 32756					<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>								
Heat Fuel: 3	- Electric			Grade Factor: 1.00					Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.00000000					GLA	Gross Liv Ar	730	448.470	327,385								
# Heat Sys: 1				NBHD Mod: 1.00																	
% Heated: 100				LUC Factor: 1.00																	
Solar HW: NO				Adj Total: 360140																	
% Com Wall				Depreciation: 110203					Juris. Factor:		Before Depr:	448.47									
				Depreciated Total: 249937					Special Features: 0		Val/Su Net:	342.33									
									Final Total: 249900		Val/Su SzAd:	342.33									
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:	Color:				
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 056.A-0003-0009.0												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N	Total Yard Items:				Total Special Features:									Total:							